

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- NO PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY. WHERE REQUIRED, R.O.W. IRRIGATION SHALL BE TEMPORARY AND REMOVED WITHIN ONE YEAR ONCE THE LANDSCAPE HAS BEEN ESTABLISHED.

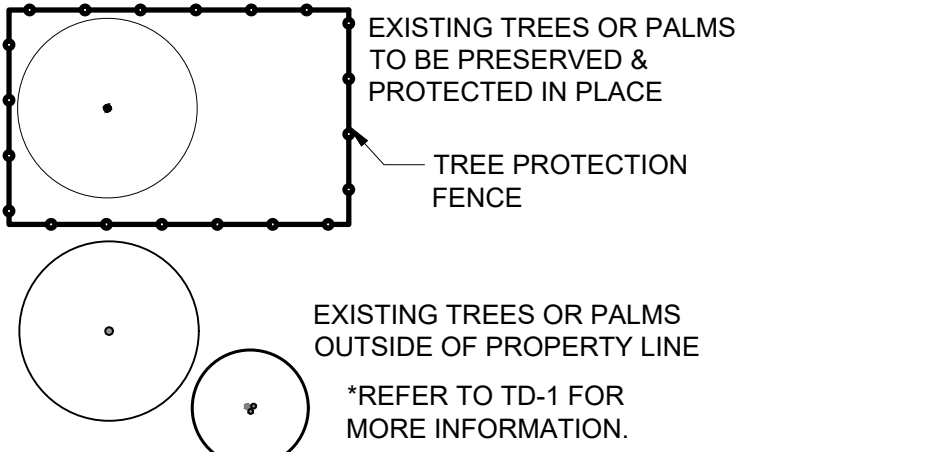
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
ACCENT TREE						
	LID	Lagerstroemia indica 'Dallas Red'	Dallas Red Crape Myrtle	2.5' Cal.	18	7 MIN. HT.
	LIG	Lagerstroemia indica 'Glendora White'	White Crape Myrtle	2.5' Cal.	18	7 MIN. HT.
OVERSTORY/CANOPY						
	AG	Acer grandidentatum x saccharum	Big Tooth Maple	4' Cal.	11	7 MIN. HT.
	PC	Pistacia chinensis	Chinese Pistache	3' Cal.	2	7 MIN. HT.
	QG	Quercus glaucoides	Lacey Oak	4' Cal.	5	7 MIN. HT.
	TD	Taxodium distichum	Bald Cypress	4' Cal.	4	7 MIN. HT.
	UC	Ulmus crassifolia	Cedar Elm	4' Cal.	5	7 MIN. HT.
LARGE SHRUBS						
	ICN	Ilex cornuta Burfordi Nana	Dwarf Burford Holly	5 gal.	43	30" MIN. HT.
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	53	30" MIN. HT.
	MPM	Myrica pusilla	Dwarf Wax Myrtle	5 gal.	29	30" MIN. HT.
ORNAMENTAL GRASSES						
	MLL	Muhlenbergia lindheimeri	Lindheimer's Muhly	1 gal.	13	18" MIN. HT.
SMALL SHRUBS						
	ARC	Abelia x 'Rose Creek'	Rose Creek Abelia	3 gal.	46	24" MIN. HT.
	HPY	Hesperaloe parviflora	Red Yucca	3 gal.	27	24" MIN. HT.
	SGA	Salvia greggii	Autumn Sage	3 gal.	27	24" HT. MIN.
SOD/SEED						
	TRF	Cynodon dactylon x transvaalensis 'DT-1'	TiFu™ Bermudagrass	sod	11,297 sf	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	70,388 SF (1.61 AC)
BUILDING AREA:	17,655 SF
PAVING AREA:	30,158 SF
TOTAL LANDSCAPE AREA REQUIRED:	21,101 SF (30%)
TOTAL LANDSCAPE AREA PROVIDED:	17,810 SF (25%)
PROPOSED ENHANCED PAVING TOTAL:	6,292 SF (9%)
PROPOSED ENHANCED PAVING:	3,519 SF (5%)
*ENHANCED PAVING TO ACCOUNT FOR LANDSCAPE DEFICIT. REFER TO CIVIL. REFER TO CODE 12-34-10.	
PARKING LOT LANDSCAPING	
REQUIRED	PROVIDED
10% OF THE PAVING AREA REQUIRED: 3,016 SF (10%)	
30,158 SF x 10% = 3,016 SF PROVIDED:	3,037 SF (10%)
ISLAND & PARKING LOT TREES REQUIRED:	
1 TREE / 400 SF, 1 TREE PER ISLAND, 1 TREE AT EACH TERMINUS ISLAND	
MIN. TREES REQUIRED:	12 ISLANDS
3,016 SF / 400 SF = 7.54 TREES	
PARKING LOT ISLAND & TERMINUS ISLANDS:	12 TREES
TOTAL TREES REQUIRED: 12 TREES PROVIDED:	
PERIMETER LANDSCAPING	
PUBLIC R.O.W. - VEHICULAR USE AREAS (VUA)	
PERIMETER LANDSCAPE AREA 15' WIDE:	15' / 2,552 SF
PROPERTY LINES 10' WIDE	
PERIMETER LANDSCAPE AREA TOTAL:	10' / 6,587 SF
N PERIMETER:	10' / 2,774 SF
E PERIMETER:	10' / 2,156 SF
W PERIMETER:	10' / 1,657 SF
TREES REQUIRED:	
1 TREE PER 50 LF	12 UNDERSTORY TREES
R.O.W. PERIMETER:	
159 LF/50 = 3.18 TREES (4)	
N PERIMETER:	2 OVERSTORY TREES (1 PROPOSED + 1 EXISTING)
272 LF/50 = 5.44 TREES (6)	12 UNDERSTORY TREES*
E PERIMETER:	7 OVERSTORY TREES
329 LF/50 = 6.58 TREES (7)	
W PERIMETER:	5 OVERSTORY TREES
250 LF/50 = 5 TREES (5)	
SHRUBS REQUIRED:	
30' CONTINUOUS HEDGE	PROVIDED AS REQUIRED
NON-VEHICULAR OPEN SPACE (NVOS) FEATURE LANDSCAPING	
REQUIRED	PROVIDED
NVOS AREA:	
SITE AREA - BUILDING FOOTPRINT	
70,388 SF - 17,655 SF = 52,733 SF	
15% OF NVOS LANDSCAPE AREA REQUIRED:	7,910 SF (15%)
52,733 SF x 15% = 7,910 SF	
NVOS LANDSCAPE AREA PROVIDED:	5,634 SF (11%)
17,810 SF - 9,139 SF - 3,037 SF = 5,634 SF (OVERALL LA - BUFFER LA - INTERNAL LA)	
50% SHALL BE IN REQ. FRONT YARD	1,843 SF (23.2%)
7,910 SF x 50% = 3,955 SF	
OPEN SPACE TREES REQUIRED:	
PERCENTAGE OF NVOS LANDSCAPE AREA / NVOS AREA	
14,773 SF / 52,733 = 28%	
1 TREE / 2,500 SF (UNDER 30%, PER CHART SEC. 12-34-9)	
14,773 / 2,500 SF = 5.9 TREES (6)	
TREES PROVIDED:	2 OVERSTORY TREES
	12 UNDERSTORY TREES*
TOTAL TREES REQUIRED = 40 TREES	
	64 TREES PROVIDED
	(27 OVERSTORY, 36 ACCENT, 1 EXISTING)
*NOTE:	
1. UNDERSTORY TREES PROPOSED DUE TO ENCROACHMENT ON EASEMENTS & UTILITY LOCATIONS.	
1.a. REFER TO TREE KEY FOR REFERENCE.	
1.b. 3:1 UNDERSTORY TO OVERSTORY TREE RATIO PER CITY REQUIREMENT.	

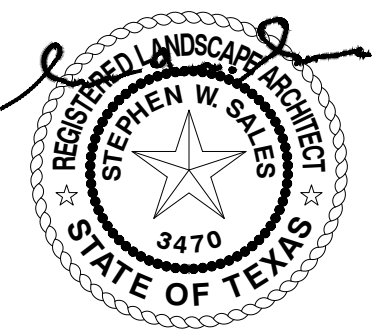
LEGEND



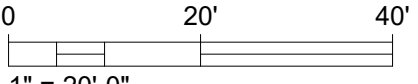
- TREE MITIGATION:**
- 90" TOTAL INCHES ONSITE
 - 76" TO BE REMOVED
 - 14" TO REMAIN
 - 28" TOTAL INCHES OFFSITE TO BE REMOVED
1. 14" / 90" = 15.6% TREE PRESERVATION CREDIT
 - 1.a. 15.6% x 76" = 11.82" TREE PRESERVATION CREDIT.
 - 1.b. 76" - 11.82" = 64.18" TO BE MITIGATED.
 2. LANDSCAPE CREDIT CAN BE GIVEN TO SATISFY UP TO 50% OF THE 64.18" (32.09").
 - 2.a. LANDSCAPE PLAN SHOWS MORE THAN 32.09".
3. THE REMAINING 32.09" FOR ONSITE TREES AND THE 28" FOR OFFSITE TREES TO BE PAID IN LIEU OF TREE REPLACEMENT TO THE CITY OF COPPELL REFORESTATION AND NATURAL AREAS FUND AT \$100.00 PER ONE INCH DBH FOR TREES LESS THAN 12 INCHES DBH AND \$200 PER ONE INCH DBH FOR TREES OVER 12 INCHES DBH.
- 3.a. ONSITE TREES:
 - 3.a.a. (18" x \$100.00) = \$1,800.00 FEE
 - 3.a.b. (14" x \$200.00) = \$2,800.00 FEE
 - 3.a.c. (\$1,125 + \$2,800) = \$4,600.00 TOTAL ONSITE FEE
 - 3.b. OFFSITE TREES: (28" x \$100.00) = \$2,800.00 TOTAL OFFSITE FEE
 - 3.c. \$7,400.00 TOTAL FEE IS DUE AT THE TIME OF TREE REMOVAL PERMIT.

TREE KEY

- PARKING LOT LANDSCAPING:**
- IT - PARKING LOT ISLAND TREE
- PERIMETER LANDSCAPING:**
- R.O.W. T - R.O.W. PERIMETER TREE
 - PT N - NORTH PERIMETER TREE
 - PT E - EAST PERIMETER TREE
 - PT W - WEST PERIMETER TREE
- NON-VEHICULAR OPEN SPACE LANDSCAPING:**
- OT - OPEN SPACE TREE
- TREE MITIGATION:**
- MT - MITIGATION TREE



02/27/2025



PROJECT: INDOOR PICKLEBALL FACILITY
COPPELL, TEXAS
CLARINDA SQUIRES, AIA, 1327 PC 155, TRACT 1.6 OF DALLAS COUNTY AND ABEA ALBIDA, TRACT 2A OF DENTON COUNTY, 1.6159 AC.
CITY OF COPPELL, DALLAS COUNTY, TEXAS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: JC
CHECKED BY: SS
DATE: 02/27/2025

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TITLE: LANDSCAPE PLAN

SCALE: (H) 1" = 20'-0"
(V) 1" = 20'-0"

DATE: 02/27/2025

PROJECT No: 5437-24-03557

SHEET No: LP-1

Rev. #:

